

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	584 Helper Drive	Date:	August 26 th , 2015
Perm. Parcel No:	813-08-082	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Secretary of H.U.D.	Maximum Occupancy:	6 persons
Agent:	% Cleveland Asset Mngmt.	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

NOTE: The water, gas and/or electrical services were off at the time of inspection. A re-inspection at a later date **SHALL BE** required to inspect these items.

NOTE: The Shed was not unlocked at the time of inspection. A re-inspection **SHALL BE** required to look at this at a later date, but prior to any escrow submission reviews.

NOTE: City of Bedford registered contractors shall obtain permits, do the work, call for inspections and obtain all approvals for the following: Electric.

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all trash, rubbish, garbage or debris on property, especially by shed and garage.
- 2) All siding must be present, in good condition and properly painted. Clean, repair (replace areas with damaged siding material) and repaint the house or install new, vinyl siding throughout.
- 3) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
- 4) All porches must be properly maintained and painted and equipped with handrails if more than 30" high. Make all necessary repairs to the front porch accordingly. Stain/paint the porch handrail assembly.
- 5) Tuck-point the foundation masonry, repair broken brick at willow sills and repaint all.

GARAGE:

- 1) Replace the overhead door with a new door.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

SHED:

- 1) Scrape and paint the entire shed or install new vinyl siding on shed.
- 2) Walls, trim and doors must be free of holes, deterioration or rot. Replace damaged wood and paint to match existing or remove entire shed and restore yard.
- 3) Exterior walls and trim materials must be painted and in good repair. Repair or replace and paint.

EXTERIOR ITEMS:

- 1) Clean, repair or replace all gutters and downspouts as needed. Provide extensions on spouting to discharge water a minimum of three feet from foundation.
- 2) All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly. Replace damaged block at rear covered porch.
- 3) All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
- 4) Replace all windows with damaged seals in the insulated glass with new replacement windows.
- 5) All doors must open and close properly. Replace the rear porch door to the driveway. Replace the rear porch door into the house. Repair or replace the front storm door accordingly.
- 6) All exterior light fixtures must be properly maintained and operate normally.
- 7) All exterior receptacles must be GFCI protected and weather-proof.
- 8) All stairs/steps must be sound, free of cracked or loose sections and equipped with handrails.
- 9) Replace the side exterior door and frame with a new door assembly at the porch entry and at the entry from the porch into the house.
- 10) Trim all trees, bushes and/or shrubbery on the property.

GENERAL GARAGE ITEMS:

- 1) Garage is full of electrical code violations including illegal splices, open splices, unsupported conductors, improperly supported boxes and switches, no main disconnect switch for incoming service, etc. Rewire garage to meet minimum NEC requirements including underground feed from house.
- 2) Electrical wiring in walls must be in conduit or otherwise covered with a wood or drywall panel.
- 3) Clean, repair or replace all gutters and downspouts.
- 4) Scrape and paint the garage door trim, man door trim and roof trims on garage.
- 5) Replace the exterior man door and frame with a new door assembly and paint to match.

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Replace the entire driveway apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. NOTE: If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.
- 2) Replace missing sections of the concrete curb when performing apron repair or replacement.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

Certificate of Inspection
584 Helper Drive
Secretary of H.U.D.
August 26, 2015

GENERAL ELECTRICAL ITEMS:

- 1) The panel must be grounded to the street side of water meter with #4 solid copper wire.
- 2) 60 Amp services are no longer approved, nor are segmented boxes. Exterior service cable is damaged. . Install a 100-Amp service, panel and consolidate all other panels/disconnects into the new panel. Provide proper grounding and bonding.
- 3) Knob and Tube wiring must be in its original condition. Knob and Tube wiring that has been tampered with must be removed and upgraded to non-metallic sheathed cable (Romex).
- 4) Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.
- 5) All wires entering main panel must have the correct connectors.
- 6) Breaker and fuses must be the correct size for the gauge of the wiring on each circuit. Fuses cannot be larger than 20amp (#12wire); 15amp (#14 wire) – All knob/tube systems (15amp).
- 7) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 8) All unused or defective electrical fixtures or equipment must be completely removed throughout.
- 9) All taps and splices must be enclosed in work box with correct cover.
- 10) All lights, outlets and switches must be complete and operate properly. Electrical devices may not be painted.
- 11) Exposed wiring must be properly secured. Wiring in open stud walls is not permitted.
- 12) Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.
- 13) All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).
- 14) Electrical cable located in routed floor by hall closet and exposed in hall closet, is not properly protected and shall be removed and properly installed.
- 15) Non-metallic conduit (blue corrugated) is not permitted to be exposed and the use of silicone caulk does not make exterior electrical boxes rated for wet locations. Exterior wiring methods shall meet minimum NEC requirements.

GENERAL PLUMBING ITEMS:

- 1) Hot water tanks must be equipped with T & P relief valve with ¾" copper or galvanized discharge piping terminating 2" – 6" from floor.
- 2) Hot water tanks must be equipped with a listed ¼-turn gas shut-off valve. Replace the gas valve at the hot water tank.
- 3) Replace the globe or gate valves used in gas line with listed ¼-turn gas shut-off valve.
- 4) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
- 5) Install an air admittance valve under kitchen sink and basement bathroom sink.

GENERAL HVAC ITEMS:

- 1) Furnace or boiler must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.
- 2) Replace the obsolete gas valve at the hot water tank with the correct ¼-turn gas shut-off valve.
- 3) Provide clearance between combustible flexible ductwork and flue piping.
- 4) Replace the flue piping at the furnace with the correct size and gauge exhaust flue piping. Flue piping is improperly installed and not properly connected together.
- 5) Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets.

Certificate of Inspection
584 Helper Drive
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August 26, 2015

GENERAL HVAC ITEMS (Cont):

- 6) The electrical feed wiring to the furnace must be properly secured and that includes the disconnect hanging from the wall.
- 7) Provide proper grilles and registers at all HVAC openings.

BASEMENT ITEMS:

- 1) Basement is full of electrical code violations including illegal splices, open splices, unsupported conductors, improperly supported boxes and switches, etc. Rewire basement to meet minimum NEC requirements.
- 2) A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
- 3) The basement floor must be concrete, in good general condition and free of hazards/serious cracks. Repair or replace the basement floor as needed.
- 4) Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
- 5) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 6) Scrape and paint the basement walls with block-filler paint.
- 7) Walls and ceiling surfaces in stairway must be free of cracks and properly painted. Patch and paint as needed.

KITCHEN ITEMS:

- 1) Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.
- 2) All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the (water) (drain) piping and correct.
- 3) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 4) Clean, repair and disinfect the kitchen cabinets.
- 5) Install a new gas valve on the stove supply line.
- 6) Add GFCI protection to all kitchen countertop outlets.

BATH ITEMS: Basement

- 1) Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
- 2) Bathrooms must be equipped with a window or an exhaust fan. Install an exhaust fan as there is no window...
- 3) Flooring must be smooth and water-tight. Install a new tile floor.
- 4) All plumbing fixtures must be in good working order and free of leaks and defects. Provide a code compliant drainage system complete with venting.
- 5) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 6) Properly install the lighting in the lay in ceiling system.
- 7) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt covers.
- 8) Caulk backsplash of sink.

BATH ITEMS: First Floor

- 1) Bathrooms must be equipped with an operable window or an exhaust fan. Install an exhaust fan.
- 2) Flooring must be smooth and water-tight. Install a new tile floor.
- 3) Showers and tubs must have water repellant walls. Clean and re-seal all gaps between tub/floor and tub/wall.
- 4) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.

Certificate of Inspection
584 Helper Drive
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BATH ITEMS: First Floor (Cont):

- 5) Caulk base of toilet leaving 1/2" in rear without caulk and toilet bolt covers.
- 6) Caulk backsplash of sink.

INTERIOR ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Remove the worn and soiled carpeting in the second floor stair and disinfect the floor surfaces.
- 3) Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor in the kitchen and second floor.
- 4) Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen. Glazing that has lost its insulation seal shall be replaced. All wood and glazing compounds shall be painted both inside and out.
- 5) Repair and/or secure or replace the handrail to the second floor stairs.
- 6) Install a new smoke detector on the first and second floor level(s).
- 7) Install smoke detectors in each bedroom.
- 8) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

***GRASS/WEEDS MUST BE MAINTAINED ON A REGULAR INTERVAL ON
THIS PROPERTY***

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.**

THE CITY REQUIRES VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE PAID. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)